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17 AUG 24 PM 3:42**APPROVED WITH SPELLING CORRECTION** Minutes of June 21, 2017 ZBA Meeting

Attendees: Regular Members: Don Schubert, Carl Slusarczyk, Marisa Roy, Bruce Skivington
Alternate Members: Howard Steinberg and Carmen Melaragno
Absent Member(s): Jason Cormier, Secretary

Also present: Andy Marchese, Zoning Enforcement Officer/Staff Liaison
Debra Sterling, Recording Secretary

The meeting was called to order at 6:30 p.m. by Chairman, Don Schubert. Mr. Schubert then read the opening statement.

All Members of the Board introduced themselves.

Don Schubert read the Application on the Agenda in Jason Cormier's absence:

Application # ZBA-2017-05 **James F. Fecko**, Applicant, seeking a Variance from the Vernon Zoning Regulations **Section 4.16.1.5, minimum rear yard setback 20 feet**, to allow a 6 foot rear yard setback from the western boundary line, **and Section 4.16.1.4, minimum side yard setback 10 feet**, to allow a 5 foot side yard setback from the northern boundary line, to construct a 14 foot x 32 foot detached garage, on the property located at **7 Grant Street**, in the Historic District - Neighborhood R-10 Zone.

The first applicant was invited to come forward. The applicant introduced himself as James Fecko of 7 Grant Street in Vernon.

Mr. Schubert asked Andy Marchese for his comments on the application. Mr. Marchese stated the applicant was seeking two Variances, one for a six foot rear setback and the other for a five foot side setback to construct a detached garage. He discussed the survey and the property being on a corner lot with two front yards.

Mr. Fecko was asked to begin his presentation. Mr. Fecko explained that there is currently a shed on the property which he will be removing. He discussed the issues with the layout of his property having two front yards and a steep drop off. He explained his vehicles have been broken into and installing the garage will help to keep his valuables safe. He also has his elderly parents living with him and he would like to store his parent's vehicle in the garage in bad weather in case they need to go out, they wouldn't have to clean their vehicle off. He further stated he plows snow and he would keep/store his equipment in the garage, as well as the lawnmowers etc. currently stored in the shed.

Howard Steinberg questioned Mr. Fecko about the drop off on the property. Carl Slusarczyk questioned Mr. Fecko about the existing carport and if it is in use. Carmen Melaragno questioned Mr. Fecko about turning the existing carport into a garage. Mr. Fecko discussed having the garage in place would help in

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blocking the drop off of the neighboring property when he has family/children visiting his property. He further explained that he will continue using the carport, and trying to turn the carport into a garage would be much too expensive. Marisa Roy questioned the expense of building versus the expense of the detached garage. Mr. Fecko explained that he does a lot of work for the business that is constructing the garage and they have an arrangement. Howard Steinberg questioned Mr. Fecko about the arrangement/bartering.

Don Schubert asked if the Board Members had any further questions. They did not. Mr. Schubert asked if anyone was present in favor of or opposed to the application. No one came forward.

Mr. Schubert closed the Public Hearing and the Board Members held a discussion.

Marisa Roy made a Motion to Approve the Variances to allow a 6 foot rear yard setback from the western boundary line and allow a 5 foot side yard setback from the northern boundary line to construct a 14 foot x 32 foot detached garage, with the hardship being lot configuration. Bruce Skivington seconded the Motion. All voting members (Don Schubert, Carl Slusarczyk, Marisa Roy, Bruce Skivington and Howard Steinberg) were in favor for a unanimous vote. Variances are Granted.

Next item on the agenda, review Draft Minutes of the May 17, 2017 meeting. Bruce Skivington made a Motion to Approve the May 17, 2017 Minutes. Marisa Roy seconded the Motion. All voting members (Carl Slusarczyk, Marisa Roy, Bruce Skivington, Howard Steinberg) were in favor for a unanimous vote. Don Schubert was not present at the May 17, 2017 meeting.

Next item on the agenda, other business. There was no other business to discuss.

Carl Slusarczyk made a Motion to Adjourn the meeting. Bruce Skivington seconded the Motion. All voting members (Don Schubert, Carl Slusarczyk, Marisa Roy, Bruce Skivington and Howard Steinberg) were in favor for a unanimous vote.

The meeting was adjourned at 6:50 p.m.

Submitted by:


Debra Sterling